

Program Requirements

22 July 1982

I. OVERVIEW OF SCOPE

Professional Architect-Engineer (A-E) services are required for the implementation of Phase I of the Agency's Master Plan. Phase I includes a 1.1 million square foot Headquarters Building, a 5,000 square foot reception center, a 2,525 car parking garage as well as associated road work, landscaping, and powerhouse modifications. The construction budget for Phase I is \$162,000,000 based on an anticipated July 1984 bid opening. The A-E is required to produce the Phase I design within \pm 5 percent of the budget. Although specific program requirements will be developed jointly by the A-E and the Agency, the following is a general outline of requirements.

II. HEADQUARTERS BUILDINGS

- A. Minimum net area assignable to the Agency is 850,000 square feet. This space will be composed of 650,000 square feet of office type space and 200,000 square feet of computer equipment space. The computer space must be capable of accommodating equipment or people. The office space must be adaptable to both traditional full height partitions and open office landscaping.
- B. Minimum net to gross floor ratio is 75 percent.

- C. The structural system shall be designed with respect to the building module and shall provide as much column free space as is economically practical in the computer equipment space. Floor systems shall be designed to support special loads, and portions of the roof shall accommodate a structural grid for antennae support.
- D. The HVAC systems shall be developed with respect to the following:
 - 1. Reliability and availability
 - 2. Life-cycle costs
 - 3. Maintenance
 - 4. Energy conservation and heat recovery
 - 5. Flexibility to accommodate changing loads
- E. The electrical and data distribution and alarm systems shall be developed with respect to the following:
 - 1. Reliability and availability
 - 2. Life-cycle costs
 - 3. Security
 - 4. Flexibility
- F. Logistical support for the new building is to be accomplished by the same organization that supports the existing Headquarters building. Therefore, support features such as loading docks, maintenance shops, food

service, etc., must be convenient to both facilities and shall be accomplished with minimum duplication.

- G. The security requirements will include both physical and electronic considerations including a complete RFI shield for the exterior of the building. Security systems shall be closely interfaced with fire and life safety systems to develop a building alarm system that maximizes coverage with minimum duplication.
- H. The office layout or tenant drawings and specifications will be developed after the start of construction. This is intended to be a joint effort between the A-E and the Agency. Since this phase of the design will require access to sensitive programming information and extensive interface with Agency personnel, this work will be accomplished on site.

III. RECEPTION CENTER

The purpose of the Reception Center is to screen all non-badged persons prior to entrance to the fenced area of the site. The Center will be approximately 5,000 square feet and include a badging area, waiting space, several small offices, storage, and support space.

IV. PARKING STRUCTURE

The existing on-site parking is to be increased by 1,000 spaces. This will be accomplished by construction of a multilevel parking structure to accommodate approximately 2,525 cars. It is important for this structure to maintain a low profile to the adjacent properties.

V. POWERHOUSE

The existing buildings are served from a central powerhouse which contains steam boilers, chillers, generators, and electrical switchgear. Modification and expansion will be required to support the new facilities. Proposed modification and/or expansion of the existing powerhouse must be accomplished without interruption of essential utilities. Existing cooling towers adjacent to the powerhouse are required to be relocated or aesthetically improved.

VI. EXISTING BUILDINGS

All existing facilities and operations must remain in continuous operation throughout construction. Modifications to the existing Headquarters Building will be limited to those required for integration of utility distribution, circulation, and logistical support.

VII. SITEWORK

Road work modifications include rerouting the perimeter road to the rear of the Printing Plant and redesign of the main entrance drive to accommodate traffic to the Reception Center. Landscaping will include plantings to enhance the new structures and additional screening along portions of the Turkey Run and Saville Lane areas. The Agency's Master Plan requires that some 355,000 cubic yards of earth be disposed of off site. Design alternatives shall be developed to reduce this amount to 100,000 cubic yards or less.

VIII. COST CONTROL

Accurate construction cost management must be maintained throughout the project design. The \$162,000,000 construction budget is firm and may not be increased. Space requirements are critical and cannot be decreased. Alternate design proposals must include documentation on acquisition cost and O&M considerations.